

MINUTES

REGULAR PLANNING COMMISSION MEETING

MAY 17, 2004

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by CHAIRMAN KILLEN.

2. PLEDGE OF ALLEGIANCE

CHAIRMAN KILLEN led the assembly in the Pledge of Allegiance to the Flag.

3. ROLL CALL

Commissioners Present: Conway, Vanden Bos, Bayer, Somers, Rein, O'Day, Chairman Killen

Commissioners Absent: None

Staff Present: Planning Director Wahba, Senior Planner Niki Cutler, Assistant Planner Wong, City Attorney Steve Pfahler

4. APPROVAL OF MINUTES

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 3, 2004.

There being no objection, CHAIRMAN KILLEN so ordered.

5. AUDIENCE ITEMS

None.

6. CONSENT CALENDAR

None.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 12-04; APPLICANT: EXIT REALTY; LOCATION 735 DEEP VALLEY DRIVE. A PRECISE PLAN OF DESIGN FOR A LOGO IN CONJUNCTION WITH A BUSINESS IDENTIFICATION SIGN LOCATED ON AN EXISTING AWNING.

Assistant Planner Wong summarized the staff report (as per written material) and stated that staff recommends the Planning Commission approve PA 12-04 with the one of the following specific conditions: direct the applicant to work with staff to reduce the size of the logo and location it on one line of copy with the business identification sign on the lower part of the awning; or eliminate the logo from the top/middle portion of the awning.

The applicant, Davis Ciszak, stated that he was getting educated as they went along and was still a bit confused about the requirements. He referenced other signage for the businesses in his area and his franchise requirements.

Director Wahba discussed the City requirements provisions for signage and the issue of compatibility with other signs in the area to assist with clarifying the requirements. He stated that they are continuously working with the other management companies for compliance and some may predate the City sign requirements.

COMMISSIONER CONWAY asked the applicant if he has had an opportunity to review the recommendations in the staff report. Mr. Ciszak stated that his preference is the first recommendation.

CHAIRMAN KILLEN asked if there was space over the top of the awning that would conform more with the City requirements and to use channel lettering.

COMMISSIONER VANDEN BOS asked Mr. Ciszak if he would more comfortable with other recommendations as long as they conformed with his franchise requirements.

COMMISSIONER BAYER asked about the clarification of the lettering and the awning and if they felt the applicant understood their concerns.

Director Wahba discussed the recommendations further.

COMMISSIONER BAYER moved, COMMISSIONER CONWAY seconded,

TO APPROVE PA 12-04 WITH THE CONDITION TO DIRECT THE APPLICANT TO WORK WITH STAFF TO REDUCE THE SIZE OF THE LOGO TO CONFORM WITH CITY REQUIREMENTS.

CHAIRMAN KILLEN so ordered.

Director Wahba stated there is a 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 15-03; APPLICANT: TED WYNNE; LOCATION: SOUTH SIDE OF DEEP VALLEY DRIVE BETWEEN 827 AND 927 DEEP VALLEY DRIVE (TO THE REAR OF BRISTOL FARMS) THE APPLICANT IS REQUESTING APPROVAL OF:

1. A Conditional Use Permit to allow a 41 unit active senior (55 or older) condominium project in the Commerical General (C-G) Mixed Use Overlay Zone.
2. A Precise Plan of Design for 1) site and building improvements including demolition of a existing on site improvements and construction of condominiums; and 2) façade improvements and a 200 – square foot expansion of an associated existing office building;
3. Variances for: a) smaller parking space dimensions than required by Code; and b) fewer parking stalls than required by Code;
4. A Tentative Tract Map for a one-lot subdivision for the sale of condominiums and
5. A Mitigated Negative Declaration under the California Environmental Quality Act (CEQA) finding that the project, with mitigation measures, will not have a significant impact on the environment.

Senior Planner Cutler summarized the staff report (as per written material) and recommended that the Planning Commission: Open the Public Hearing; Take public testimony; Close the Public Hearing; Discuss the issues; and Direct staff to prepare a Resolution recommending to the City Council approval of the proposal project as well as adoption of the associated Negative Declaration, subject to the conditions of approval identified in this report for the next Planning Commission meeting of June 14, 2004.

COMMISSIONER CONWAY asked for clarification of the "Williamson Act", for impact fees and the City's long range plan for open space. Planner Cutler clarified that it was the "Quimby Act" and the applicability of parkland dedication and/or payment of fees for the residential uses.

City Attorney Pfahler started that he was looking into it and had not made a determination yet.

COMMISSIONER CONWAY asked for clarification of several questions. He asked if the site was one parcel or two and if they would further subdivide the condominium parcel into a one lot subdivision. He asked about the City's discussion with community members and Council members regarding CEQA thresholds and those thresholds are not consistent with Los Angeles County CMP thresholds. He asked if the new thresholds are applicable. Senior Planner Cutler stated that it was one site and would be divided into two.

Director Wahba stated that they are still working on the traffic methodologies with the CEQA Committee. He stated that this project would not impact the level of service (LOS) at the adjacent intersections.

Ken Cook of Impact Sciences, stated that the project would not generate 50 peak hour trips for CMP analysis (City threshold) and would not reduce the LOS.

COMMISSIONER O'DAY asked about the reduced size of the parking spaces and how they compare to compact spaces. Director Wahba clarified that the parking spaces are 8.5 x 18 ft. and stated they are a "one-size-fits-all" approach. He added that they would not be marked "compact" since they are larger than 8 ft. He further discussed the parking and the current deficiency of parking spaces and other parking options.

COMMISSIONER O'DAY asked for clarification of the lots and the offsets of the property lines. Director Wahba stated that they do comply with lot coverage and that a reciprocal parking agreement would be required.

COMMISSIONER CONWAY asked about the guest parking and handicap parking. Director Wahba responded that they would be required to have ADA parking.

COMMISSIONER CONWAY asked about the geotechnical recommendations, with no additional import of fill. Director Wahba stated that they could include this as a condition of approval.

COMMISSIONER CONWAY moved,

TO OPEN THE PUBLIC HEARING FOR PLANNING

APPLICATION NO. 15-03.

There being no objection, CHAIRMAN KILLEN so ordered.

The applicant Mr. Ted Wynne stated that this project has been in the works for a couple of years and he was excited to work to revitalize the corridor. He introduced several members of his group.

Mr. Randy Morris, architect for the project, stated that he had worked on the this project for two years, was a member of the Mixed-Use Committee and has worked on other senior housing developments because of the need of this type of housing. He discussed the office building downsizing and the opportunity to further develop the site. He discussed in further detail specific parking, garages, residence access and upgrades. He stated their intention was to bring more activity to the area with seniors that live, work and dine in the area.

COMMISSIONER CONWAY asked about the Recipocal Use Agreement and stated that the agreement would be superior to any other.

COMMISSIONER SOMERS asked if the lender was also in agreement on the Reciprocal Use Agreement. Mr. Morris stated that it was.

COMMISSIONER O'DAY asked for clarification of the new pathways. Mr. Morris stated that this was a secondary access.

CHAIRMAN KILLEN asked for clarification of the single car space per unit if that condition could be put in the CC & R's.

Mr. Scott Anastasi, owner/broker and senior real estate specialist for the project, discussed the senior housing market for the Commission. He discussed the distinction of the seniors that are still working and those that are "retired".

COMMISSIONER O'DAY asked about the cost for the seniors compared to costs of housing for others. Mr. Anastasi stated that the costs are about \$300,000.00 per unit.

COMMISSIONER CONWAY asked how they would control the sales to someone other a senior. Mr. Anastasi stated that it would be a condition of the CC&R's.

COMMISSIONER SOMERS asked about the restrictions for one car. Mr. Anastasi stated that the Homeowners Association would enforce the requirements.

Ms. Cheryl Vargo, discussed the CC & R's and the occupancy provisions of the lease/rent agreement. She discussed the provisions and authority of the Homeowners Association and the obligations of the property owner. She further discussed the commitment of the buyer and that their average age is about 70 years old and typically may not drive anymore.

COMMISSIONER O'DAY asked about the parking spaces. Director Wahba stated that their concern is that the project does not have enough parking. He suggested other options so that in the future, the developer does not come back to the City asking for more parking.

Ms. Vargo stated that this home would probably be the owners' last, and that cars and parking would no longer be an issue due to their age and availability of services within walking distance.

COMMISSIONER O'DAY asked if they are only requiring one car space per unit, and if they foresee any need for live in help, etc. Mr. Morris stated that although they could make more spaces available, they prefer only one parking space.

Ms. Shannon Quilty, Manager of the Avenue of the Peninsula, stated that she was very excited that this project would give an opportunity for more people to work, live and shop in the area.

Mr. Michael Milton, of 927 Deep Valley Drive, attorney, stated that he was very excited and impressed with the project, and that he has never had any trouble with the parking.

Mr. Gale Confesego, stated he liked the project, it would be good for business in the area and people would not be needing cars.

Ms. Marie Alesandra, stated she has lived in the area for 40 years and this project is for her. She stated she is an active senior and this project fits her to a tee.

Ms. Pamela Lieb, stated that she has lived in the City since 1970 and raised her family in the area. She stated that she wished the project would have been here before for her mother.

Mr. Tony Scully, owner of Skinners Pharmacy, stated that he was really excited about the project and the sprucing up of Deep Valley.

Ms. Kathleen Lee of 815 Deep Valley Drive stated that she was excited about the master plan which would make the street more presentable and walkable.

Ms. Gerry Carrese, licensed real estate agent of 655 Deep Valley Drive, stated that she feels this project is great because people can park close.

CHAIRMAN KILLEN asked if there were any others wishing to speak for or against the project.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER TO

CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION 15-03.

AYES: Somers, Rein, O'Day, Conway, Vanden Bos, Bayer, Killen

NOES:

ABSTAIN:

ABSENT:

Director Wahba discussed that the public comment period for the Mitigated Negative Declaration is 20 days and recommendation will be made to the City Council after the close of the public comment by way of resolution before the next Commission meeting.

COMMISSIONER CONWAY complimented Ms. Cutler on her excellent presentation of the staff report.

COMMISSIONER BAYER stated that she was very excited about the project.

COMMISSIONER REIN stated that he was skeptical and concerned about the parking and that he felt it looks good as it is.

COMMISSIONER SOMERS stated that prospective buyers are well aware of only one parking space.

COMMISSIONER CONWAY stated that he felt this was a grand project and he was very excited and was persuaded by testimony that there will not be a parking issue.

COMMISSIONER O'DAY stated that he had only one concern for the 11 spaces and hoped it could be resolved.

CHAIRMAN KILLEN stated that he had several issues and that it had been a long project. He stated that Mr. Paul Lesoti felt it was a good start for Mixed-Use projects. He identified his concerns, such as: to ensure the approvals for the renovation of the office building are contingent with the building of the condominiums and occupied together; a condition of approval; landscape plan work with a landscape architect hired to study and work a grand landscape plan; the interior courtyard of the buildings to have some palm trees and pots being smaller, would like some greenery that would effect the green space; the parkland to be developed concurrently to balance the 27% lot coverage requirement; and to work with materials for the building to see half of the building on all four elevations to go to a steel-trelled stucco for example the towers to give it a texture to help bring down the scale of building.

COMMISSIONER CONWAY asked for clarification of the occupancy issue.

CHAIRMAN KILLEN responded that he did not want the condominiums to be fully sold and occupied and the office building still not finished, but that he stated that he wanted them to be completed together.

COMMISSIONER VANDEN BOS asked how they would enforce the no increase of medical in the office building. Director Wahba stated that it would be enforced by zoning requirements.

Mr. Morris asked if they could work with staff on the language of the resolution for occupancy.

CHAIRMAN KILLEN stated that they could.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY

TO MOVE WITH STAFF'S RECOMMENDATION IN CONTEXT WITH THE CHAIRMANS COMMENTS

FOR PLANNING APPLICATION 15-03 TO THE NEXT MEETING OF JUNE 14, 2004.

AYES: Somers, Rein, O'Day, Conway, Vanden Bos, Bayer, Killen

NOES:

ABSTAIN:

ABSENT:

9. COMMISSION ITEMS

CHAIRMAN KILLEN and COMMISSIONER O'DAY stated that they will not be in attendance at the Planning Commission meeting of June 14, 2004.

10. DIRECTOR'S ITEMS

Director Wahba stated that the June 1, 2004 meeting is cancelled due to a budget study session with City Council.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES, May 4, 2004.

B. CITY COUNCIL ACTIONS, May 11, 2004.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO RECEIVE AND FILE ITEMS 11A AND B.

There being no objection, CHAIRMAN KILLEN so ordered.

12. ADJOURNMENT

At 9:15 p.m. CHAIRMAN KILLEN adjourned the Planning Commission meeting to June 14, 2004, at 7:30 p.m.

Judith Trujillo Douglas R. Prichard

Minutes Secretary City Clerk